

1



PROPOSED RESIDENCE  
149 PLEASANT STREET  
ARLINGTON MA

Martha Penzenik Architects Arlington, MA 781+248+5791

2



149 Pleasant Street Photos

3



149 Pleasant Street (Subject House)



147 Pleasant Street



159 Pleasant Street

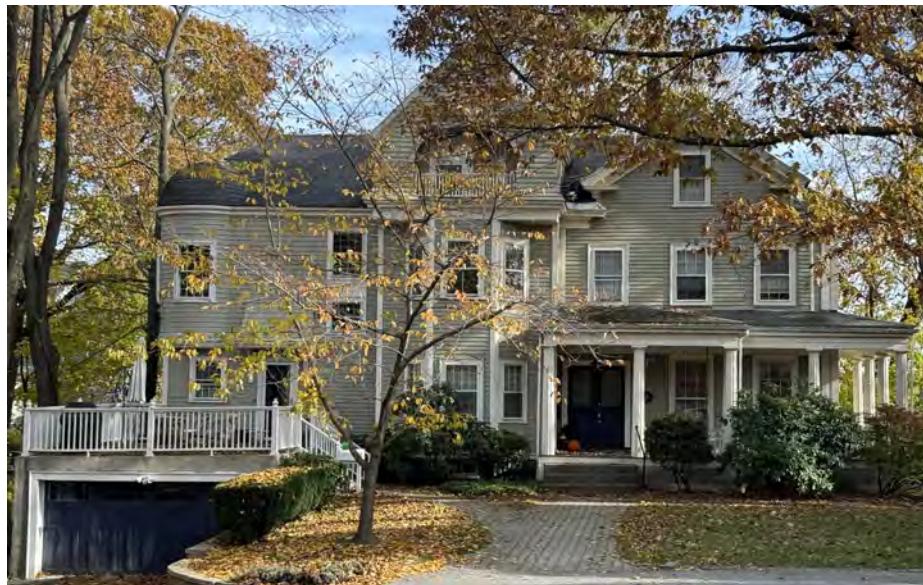
#### HOUSES ON EAST SIDE OF PLEASANT STREET



144 Pleasant Street



146, 148 and 150 Pleasant Street



152 Pleasant Street

#### HOUSES ON WEST SIDE OF PLEASANT STREET

5



John Viano House 1917  
118 Pleasant Street



Ezra Robinson House 1911  
164 Pleasant Street



Circa 1917  
170 Pleasant Street



Frank V. Noyes House 1910  
11 Gray Street

HISTORIC PRECEDENTS for PROPOSED WORK  
in the Pleasant Street Historic District



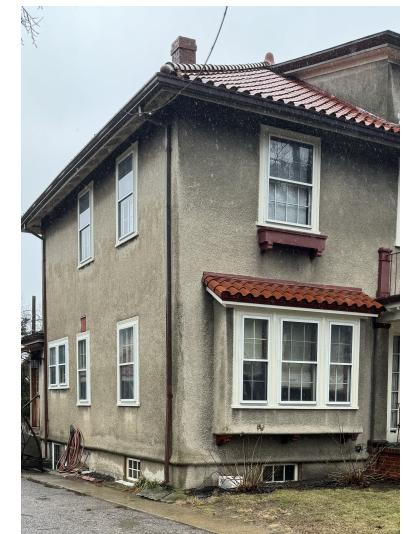
11 Gray St.



145 Pleasant St.



156 Pleasant St.



170 Pleasant St.

## NEIGHBORHOOD FOUNDATION WALLS

NO SCALE March 22nd 2024

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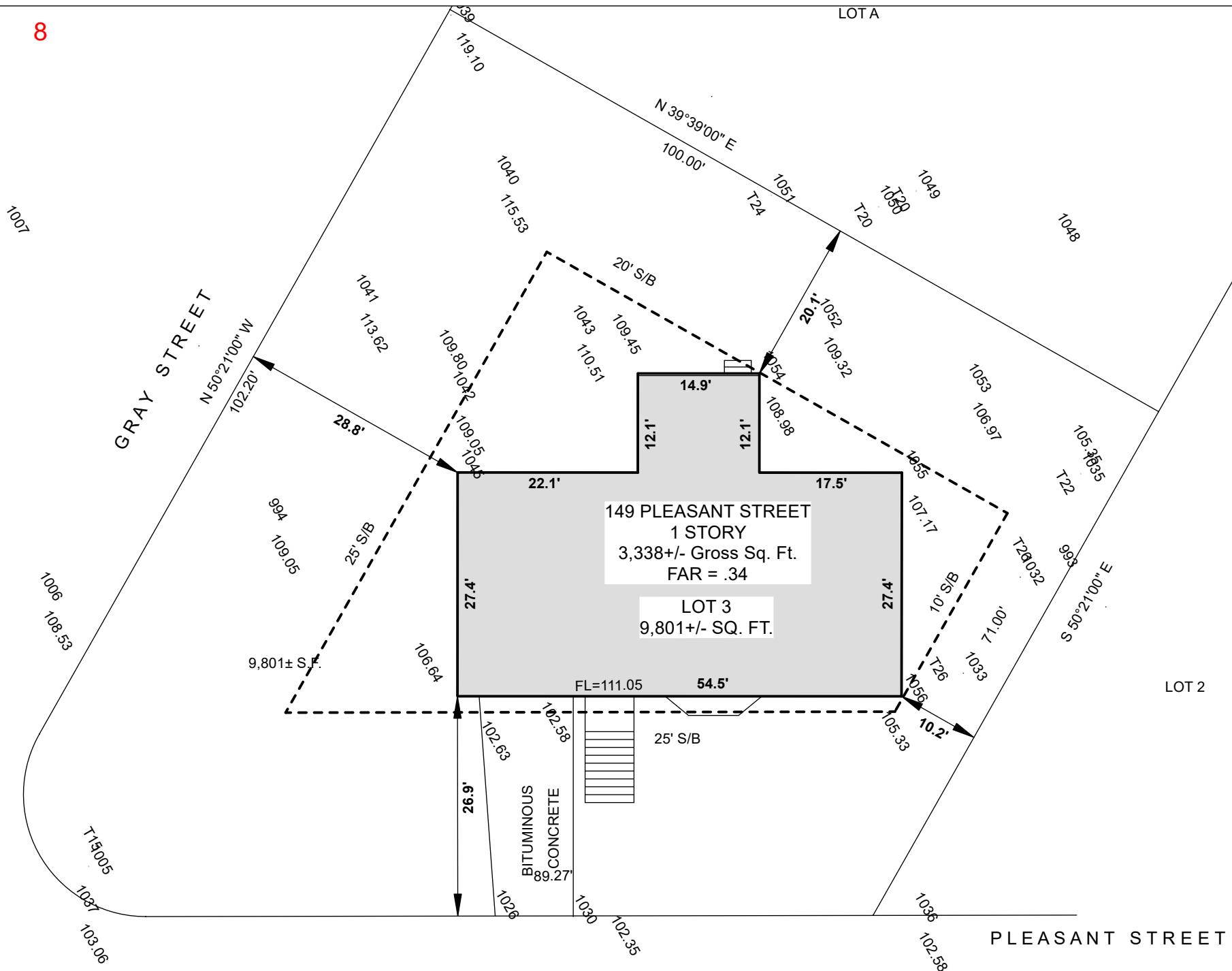


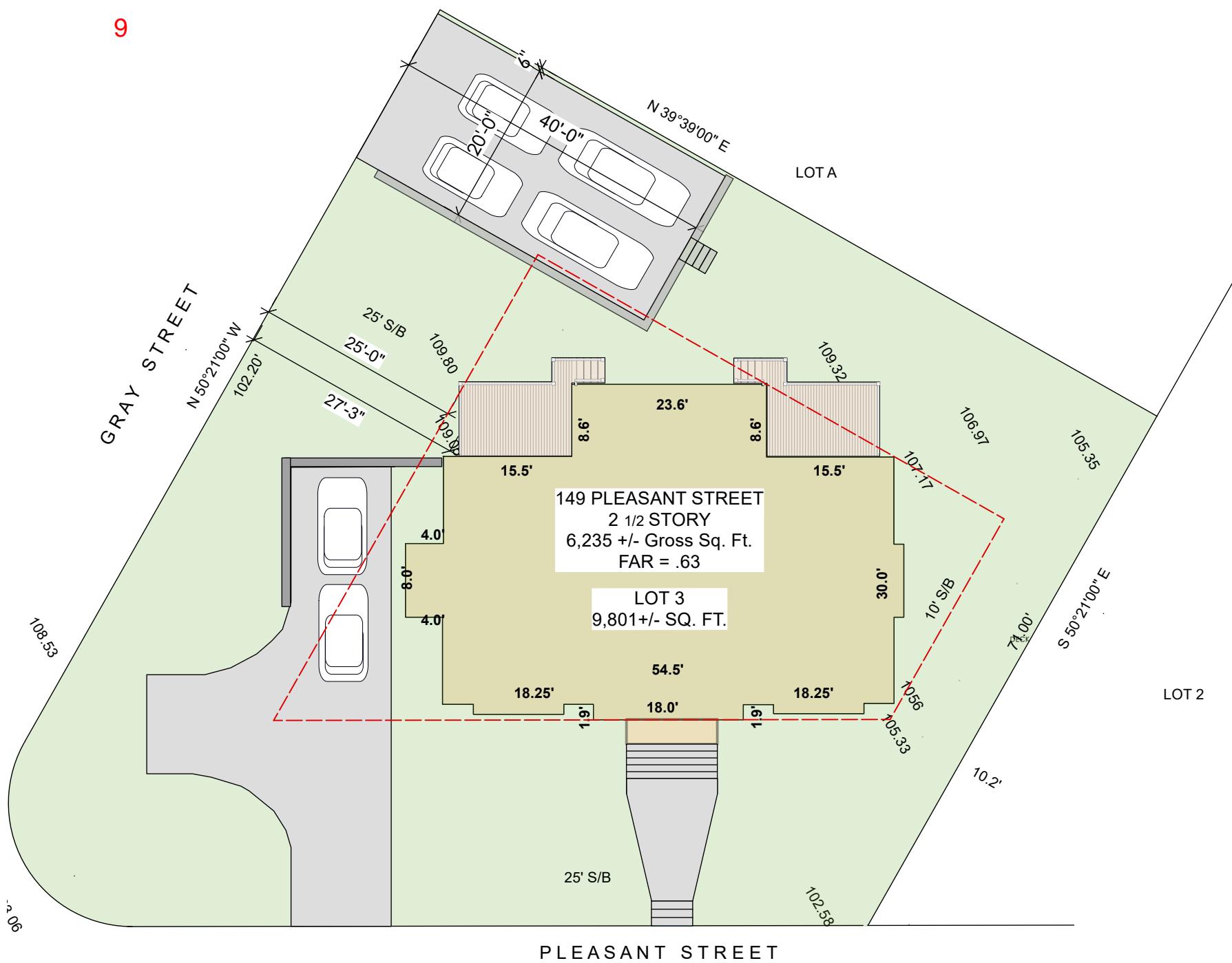
EXISTING NEIGHBORHOOD SITE PLAN

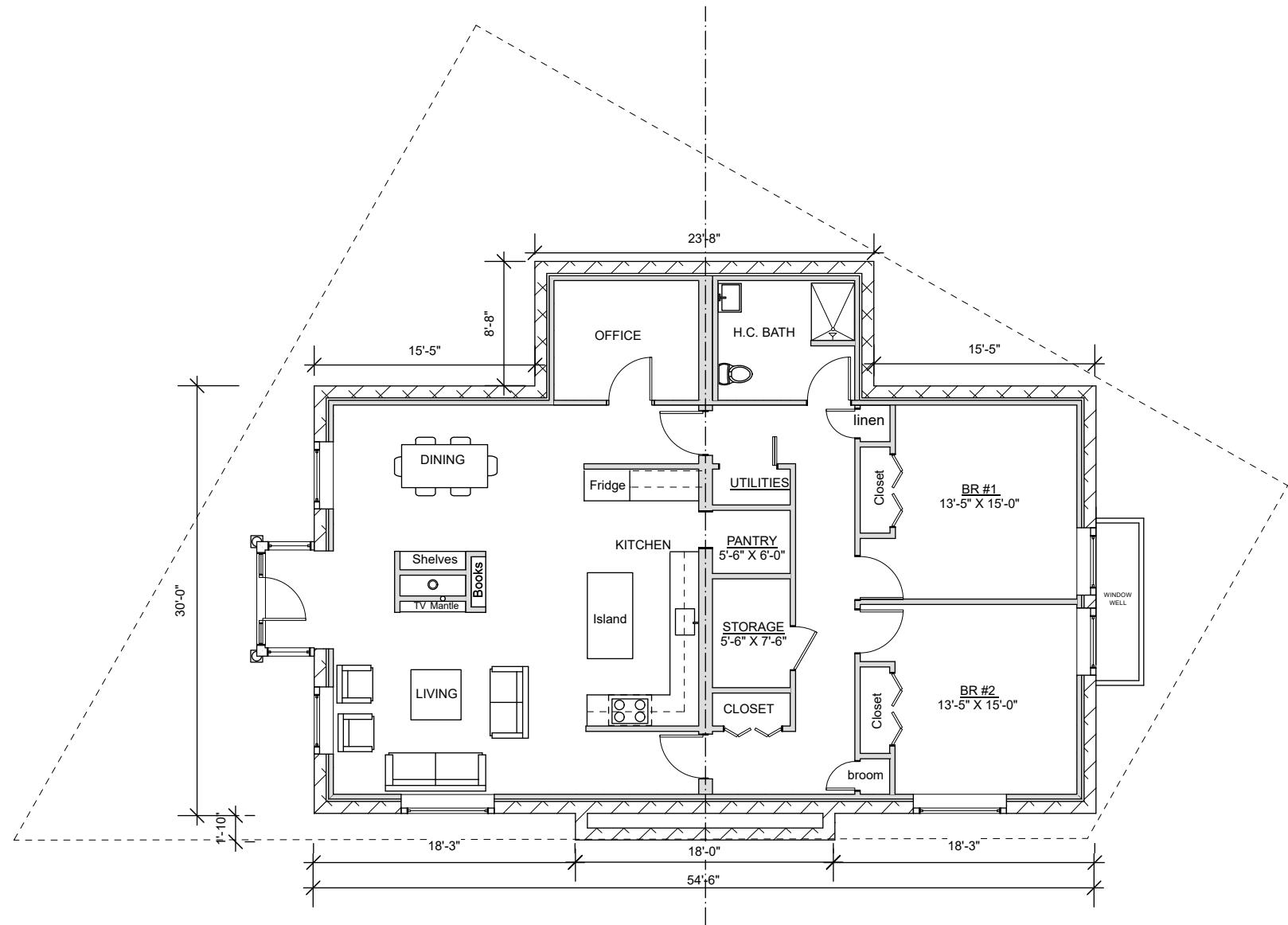
NO SCALE March 22nd 2024

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LOTA

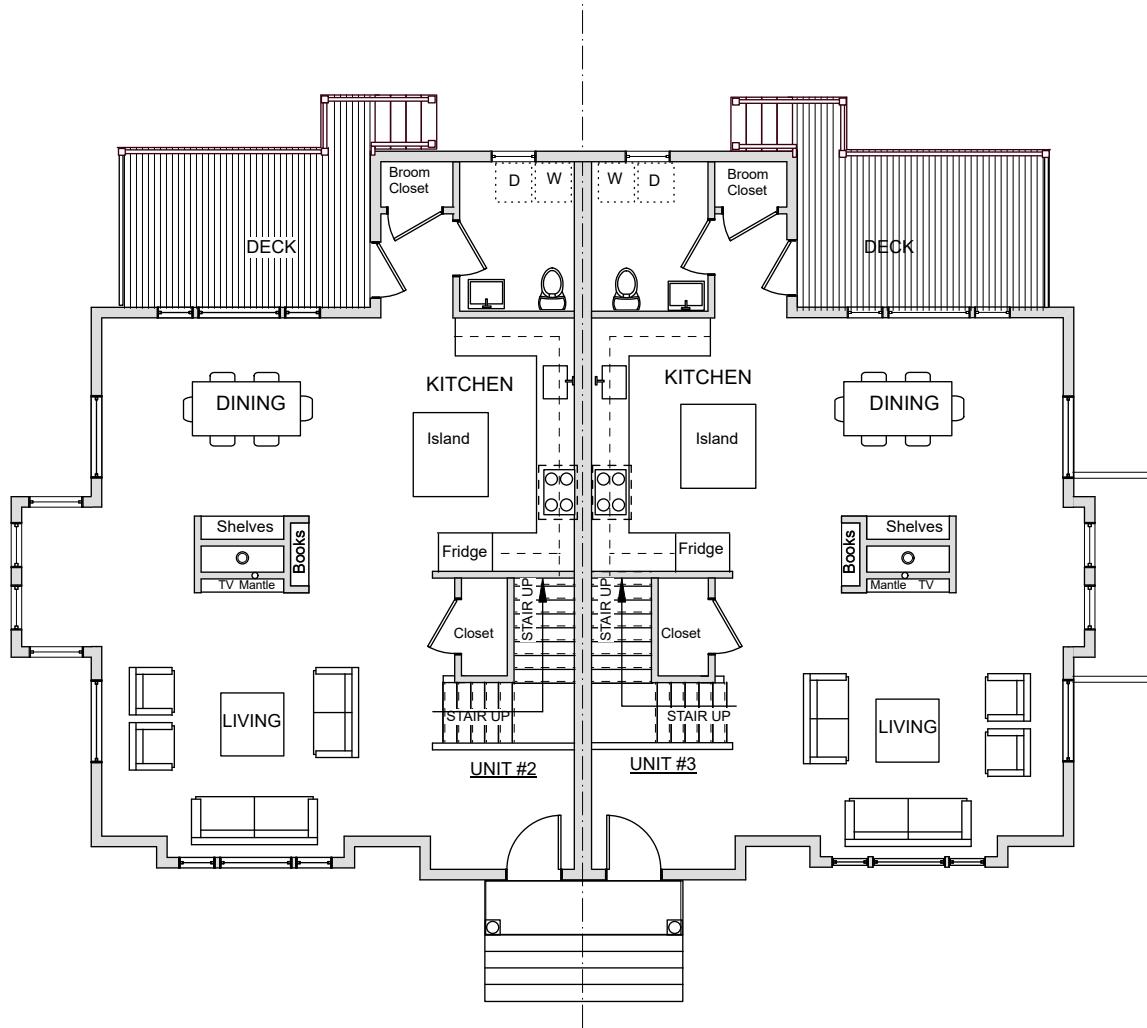




LOWER FLOOR PLAN

3/32" = 1'-0"    March 22nd 2024

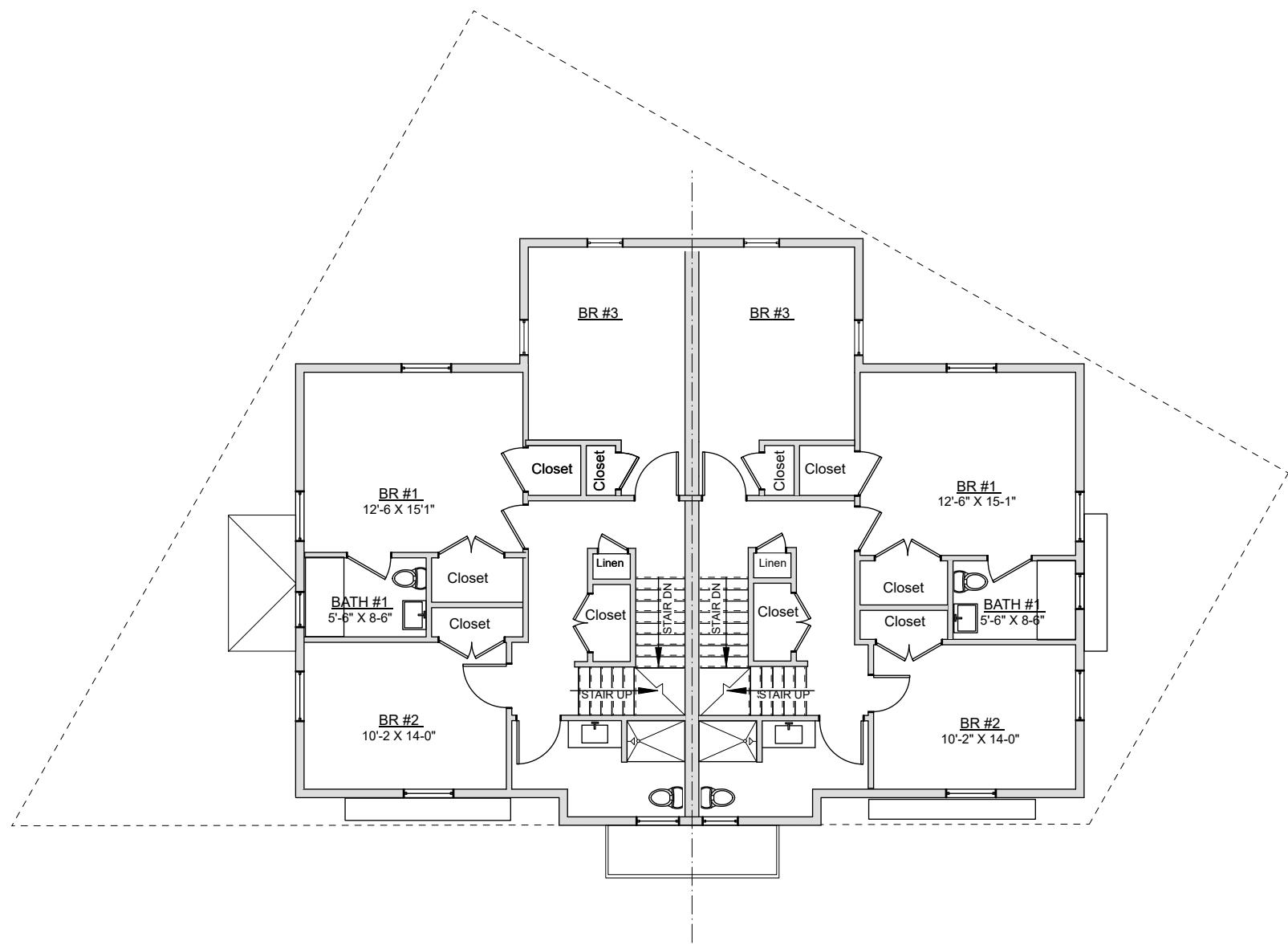
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FIRST FLOOR PLAN

3/32" = 1'-0"    March 22nd 2024

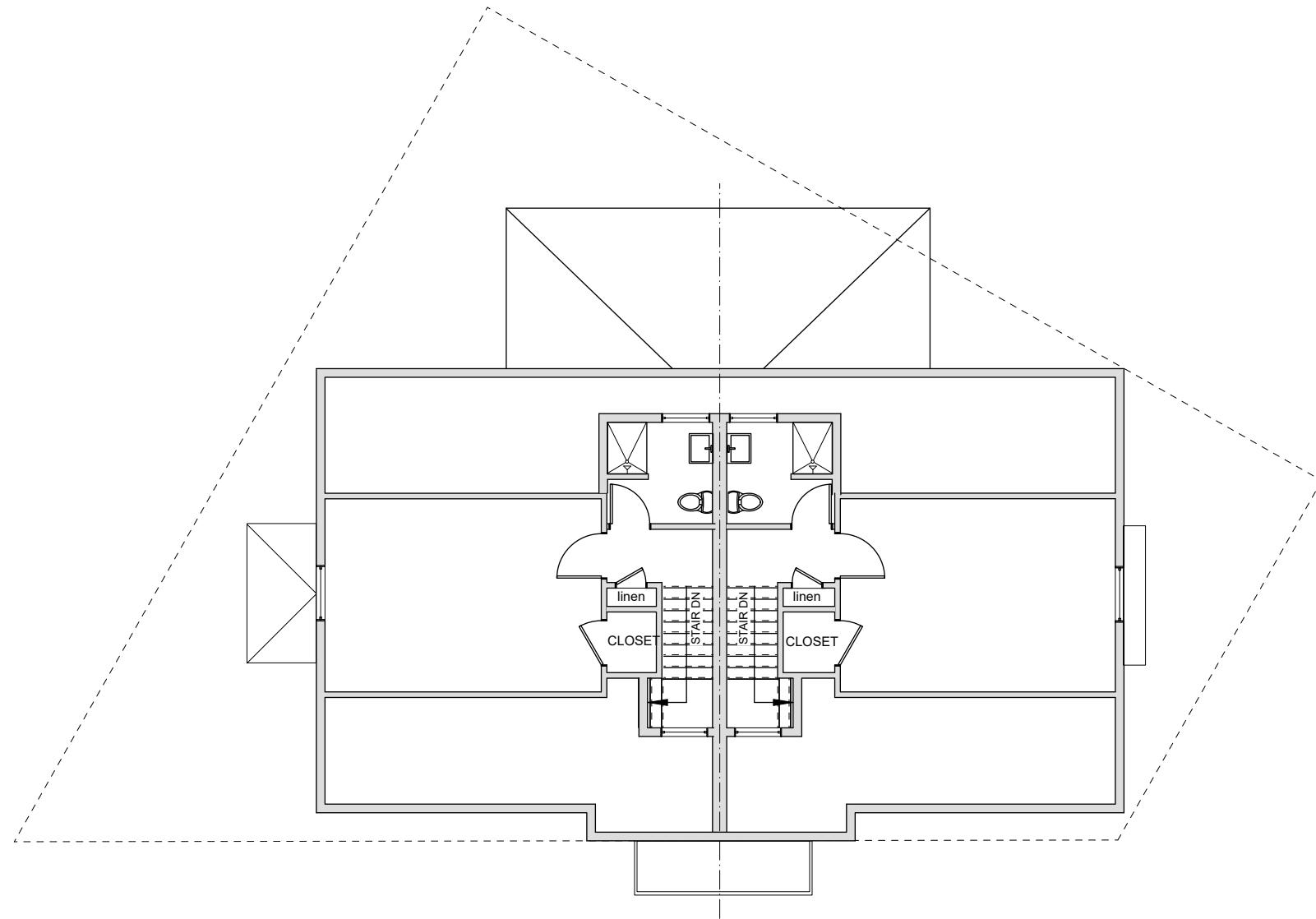
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### SECOND FLOOR PLAN

3/32" = 1'-0"    March 22nd 2024

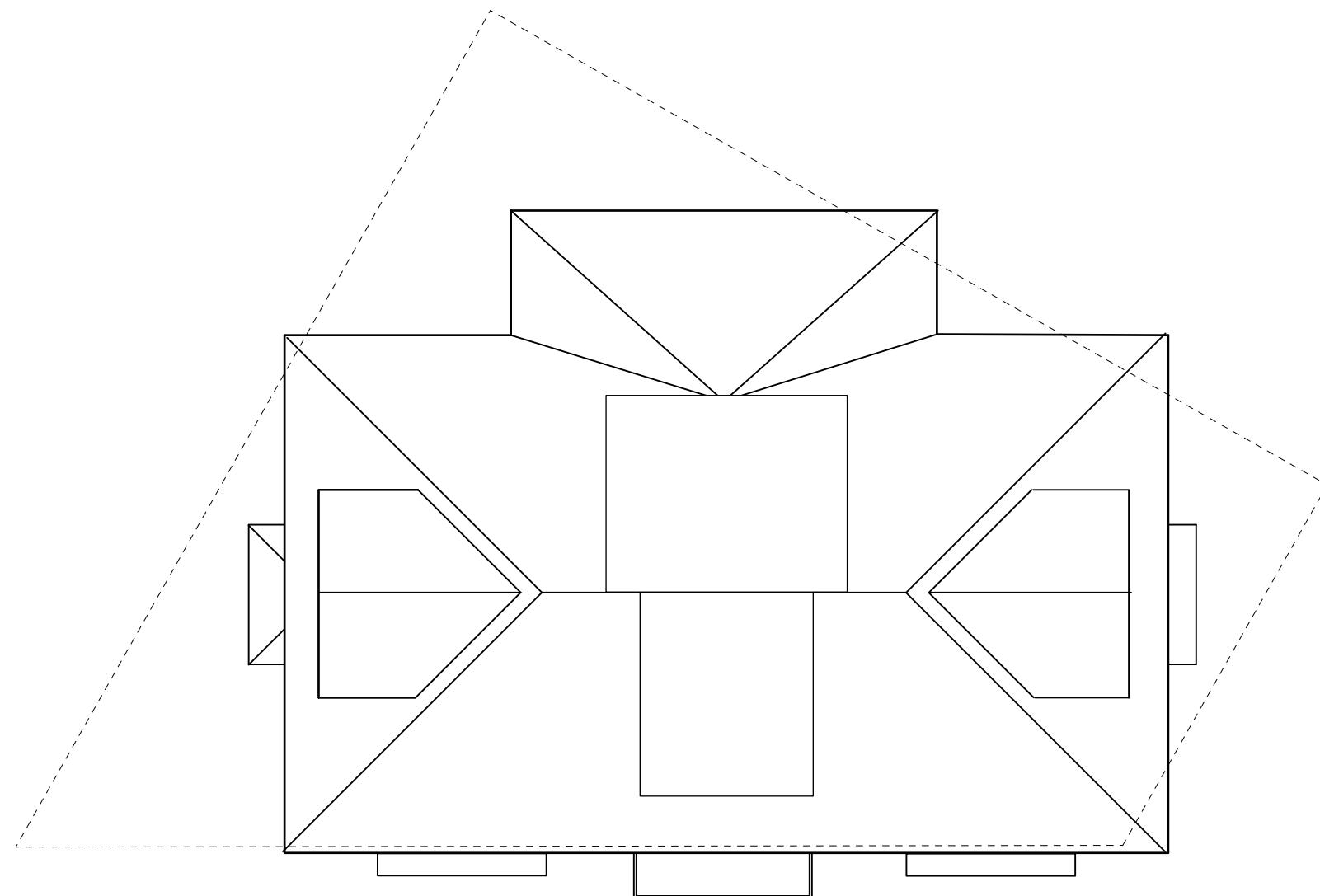
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THIRDFLOOR PLAN

3/32" = 1'-0"   March 22nd 2024

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ROOF PLAN

3/32" = 1'-0"    March 22nd 2024

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REVISED EAST ELEVATION

3/32" = 1'-0"    March 22nd 2024

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REVISED NORTH ELEVATION

3/32" = 1'-0"    March 22nd 2024

Martha Penzenik Architects ■ Arlington, MA ■ 781+248+5791



REVISED WEST ELEVATION

3/32" = 1'-0"    March 22nd 2024

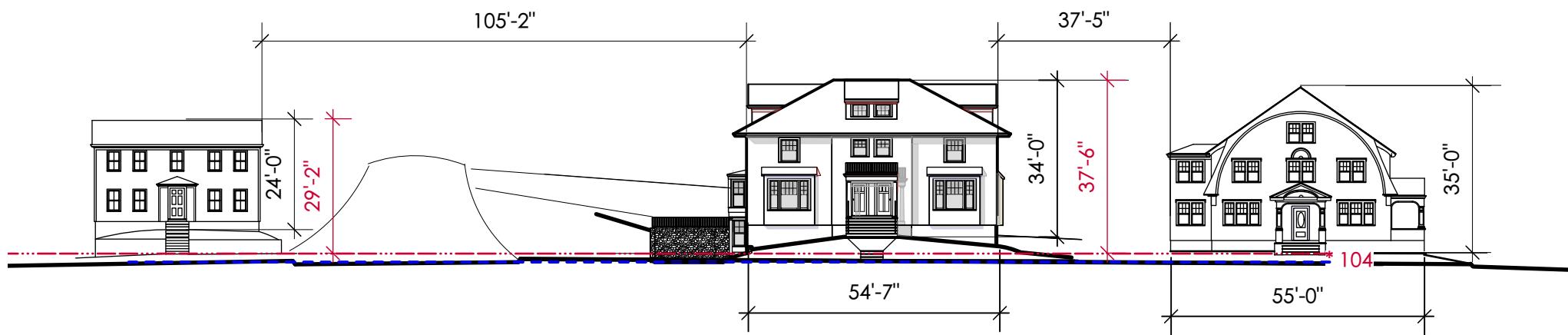
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REVISED SOUTH ELEVATION

3/32" = 1'-0"    March 22nd 2024

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REVISED STREETSCAPE

3/32" = 1'-0" March 22nd 2024

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WINDOW NOTES:

1. ALL WINDOWS TO BE WOOD EXTERIOR.
2. DOUBLE HUNG AND AWNING WINDOWS ARE SPECIFIED AS THE MARVIN WOOD ULTIMATE LINE. OR EQUAL MAY BE SUBSTITUTED BUT MUST HAVE SAME SIZES AND SPECIFICATIONS.
3. 7/8" SIMULATED DIVIDED LIGHT WITH ALUMINUM SPACER BAR
4. HISTORIC SILL
5. EXTERIOR WINDOW TRIM TO BE WOOD 1X5 WITH BACKBAND

DOOR NOTES:

1. 36" W X 84" H
2. 6803 WITH DENTIL SHELF BY SIMPSON DOOR, OR EQUAL
3. TRIM TO BE WOOD 1X5 WITH BACKBAND

ROOFING

1. ROOFING MATERIAL TO BE ARCHITECTURAL STYLE COMPOSITE ASPHALT SHINGLE.
2. GUTTERS TO BE FIBERGLASS IN SHAPE OF WOOD GUTTER BY THE FIBERGLASS GUTTER COMPANY, PEMBROKE, MA OR EQUAL

FOUNDATION NOTES:

1. FOUNDATION WALLS ARE POURED IN PLACE CONCRETE WITH CEMENT PARGING. COLOR AND TEXTURE TO MATCH HOUSE STUCCO.

PORCHES AND STAIRS:

1. ALL PORCH AND STAIR ELEMENTS INCLUDING DECKING, EXCLUDING COLUMNS AND RAILINGS, TO BE WOOD ONLY.
2. COLUMNS TO BE TURN CRAFT OR EQUAL:  
12" DURAGLASS TUSCAN NON-TAPERED SHAFT WITH TUSCAN BASE AND CAP.
3. 1/2" WROUGHT IRON BALUSTERS.
4. 1" x 1" WROUGHT IRON POSTS
5. 2" WROUGHT IRON TOP AND BOTTOM RAILS

EXTERIOR WALL FINISH:

1. 7" TO WEATHER WOOD SHINGLES W/ WOVEN CORNERS ON ALL DORMER FRONT AND SIDES
2. TRADITIONAL CEMENT STUCCO ON ALL HOUSE FACADES.
3. ALL DECK AND PORCH MATERIALS TO BE WOOD.

## ROOFING MATERIAL:

Architectural asphalt or fiberglass shingles  
by Certainteed or equal.

ROOF SURFACE

## GUTTERS:

Model G-90 by The Fiberglass Gutter Co.

## SOFFIT:

Painted beadboard paneling

## EAVE DEPTH:

2'-6"

## FRIEZE BOARD:

5/4 x 4"

## WALL FINISH:

Traditional cement stucco

## FOUNDATION WALL FINISH:

Cement parging

## WINDOWS 1



Products

Solutions

Inspir:



Products

Solutions

Inspir:



INTERIOR

EXTERIOR

Ultimate Wood Double-hung  
w/ 7/8" s.d.l. & alum. spacer bar;  
historic sill; clear insulated glass; half  
fiberglass screen; by Marvin.

Simulated Divided Lite with  
Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the  
glass, a spacer bar is installed between the  
glass, creating an even closer match to the  
Authentic Divided Lite look.



Shown clad but available in wood

INTERIOR

EXTERIOR

Ultimate Wood Awning w/ 7/8" s.d.l. & alum.  
spacer bar; fiberglass screen; historic sill

## Ultimate Wood Double Hung

The all-wood Marvin Signature® Ultimate Wood Double Hung window is a classic style ideal for historic projects where a wood exterior is needed to match original architectural details. Flexible design options like wood species and stains coupled with single hung or stationary sash configurations assist with historical accuracy, while wash mode makes cleaning easy.

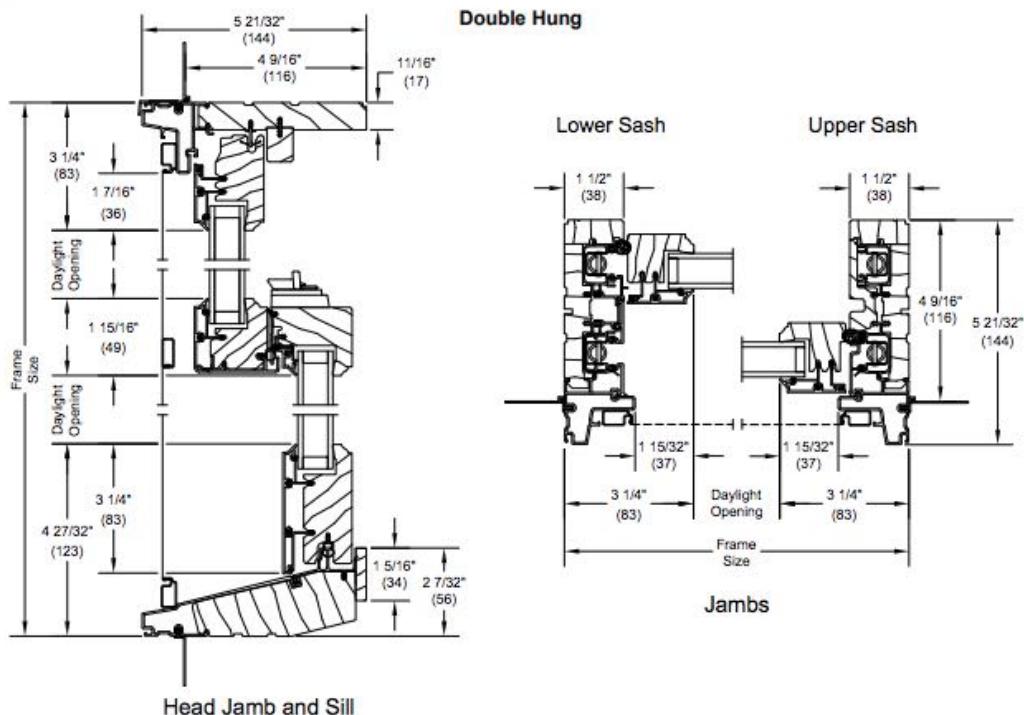
MARVIN WOOD DOUBLE HUNG WINDOW DETAILS



*Ultimate Double Hung G2*

**Section Details: Operating**

Scale: 3" = 1' 0"

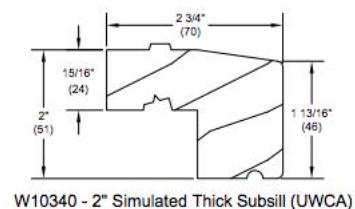
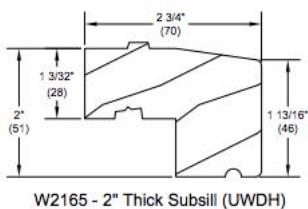


*Essential Glider*

**Section Details: Operator**

Scale: 3" = 1' 0"

HISTORIC SILLS

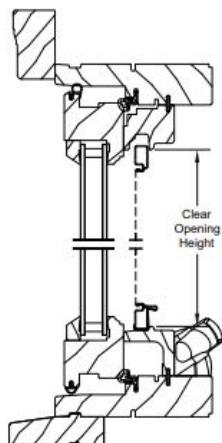


MARVIN WOOD AWNING WINDOW DETAILS

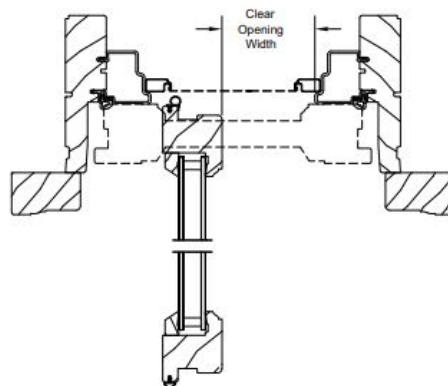


*Ultimate Wood Casement, Awning and Picture*

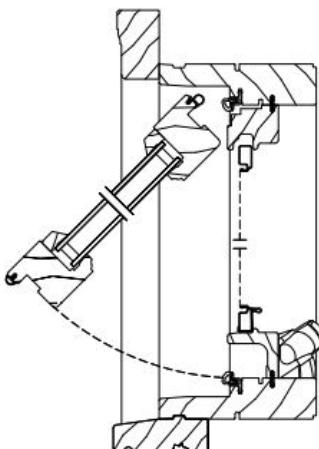
Egress and Vent Opening Measurement for Full Frame Casement and Awning



Head Jamb and Sill



Jambs



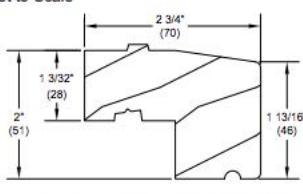
Head Jamb and Sill



*Accessories*

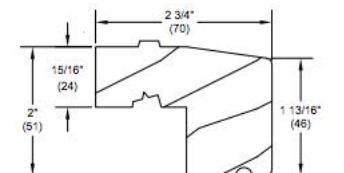
Wood Subsills

Not to Scale



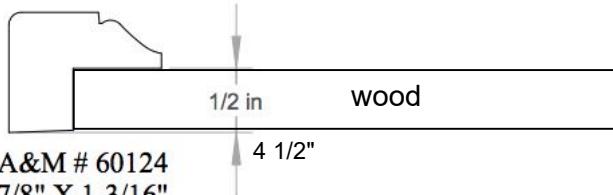
W2165 - 2" Thick Subsill (UWDH)

HISTORIC SILLS



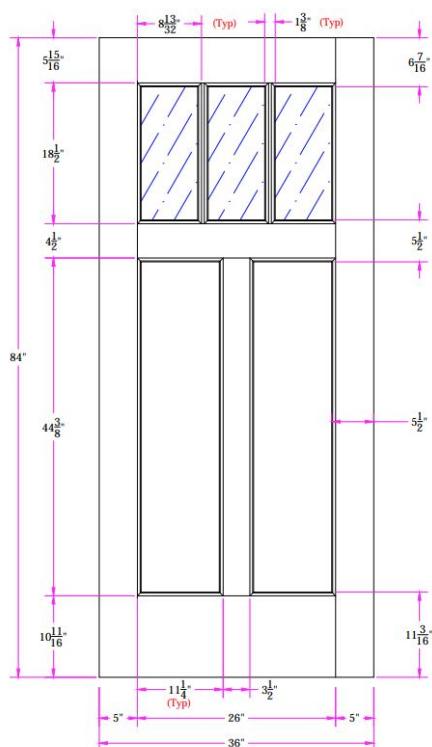
W10340 - 2" Simulated Thick Subsill (UWCA)

## DOORS



Window and door trim

6803\_fir.jpg



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## Revisions

Description

Date

by Whom

TITLE 6803 3/0 x 7/0  
Customer Layout

DRAWING NO. D-6803-300-700-0700

LAYOUT 00 SCALE NTS PATTERN # 7014

DRAWN J. Decker DATE 04/20/05

**Simpson®**

36"X80" fir exterior door  
model# 6803 with small  
dentil shelf #9540 by  
Simpson Doors

## NO SCREEN DOOR

## GUTTER AND DOWNSPOUT

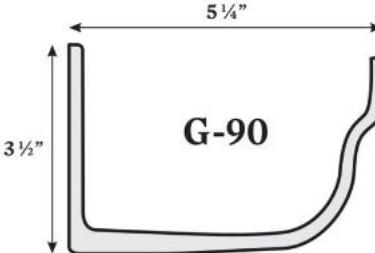


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## Our Standard Fiberglass Gutter Profiles

Our standard fiberglass wood replacement gutter profiles are hand laid and come with genuine woodgrain texture and have a protective gelcoat shell. Our standard profiles are available in vintage white and in [custom colors](#).



## Galvanized Steel Round Corrugated Downspouts

Item # GARCD3XG26X | 3 Rnd. Corrugated Downspout | Galvanized 26 GA



DOWNSPOUTS TERMINATE INTO PVC PIPE EXTENSION S LEADING TO DRY WELLS. See Drawings



**FRP Tuscan Tapered Round Smooth**

10" FRP Tuscan Tapered Round Smooth Column by Turncraft

## COLUMN Poly-Classic® *FRP Columns* Tapered Round Shaft Specifications

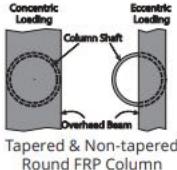
Available fluted and unfluted in a wide range of sizes. Flutes in most 8", 10", and 12" diameter tapered shafts are molded right into the shaft, providing consistent Ionic fluting. All sizes can also be custom-fluted for specific opening heights, and adjusted for the cap and base chosen. When shafts are custom fluted, typically the flutes end 1" from the top of the base.

Column Bottom Diameter ‡	5'	6'	8'	9'	10'	12'	14'	16'	18'	20'	22'	24'	Concentric Load *	Eccentric Load *
6"	✓	✓	✓										6,000 lb.	6,000 lb.
8"	✓	✓	✓*	✓*	✓*								10,000 lb.	6,600 lb.
10"	✓	✓	✓*	✓*	✓*	✓*							14,000 lb.	10,720 lb.
12"	✓	✓	✓*	✓*	✓*	✓*	✓	✓					18,000 lb.	13,200 lb.
14"		✓	✓	✓	✓	✓	✓	✓	✓	✓			20,000 lb.	11,520 lb.
16"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			20,000 lb.	13,200 lb.
18"		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		20,000 lb.	9,040 lb.
20"	✓	✓		✓	✓	✓	✓	✓	✓	✓			20,000 lb.	18,960 lb.
24"		✓		✓	✓	✓	✓	✓	✓	✓	✓		20,000 lb.	13,200 lb.

All Poly-Classic® FRP Columns are available with custom fluting.

✓ Available unfluted.

● Available with standard flutes.

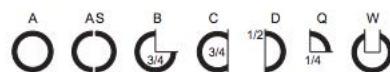


\* Actual shaft width may be smaller than nominal size shown.

\* Load capacities are reduced when loads are not centered. Full documentation regarding eccentric load capacities can be found online at [Turncraft.com/pdf/EccentricLoad.pdf](http://Turncraft.com/pdf/EccentricLoad.pdf) and [Turncraft.com/pdf/LoadAddendum.pdf](http://Turncraft.com/pdf/LoadAddendum.pdf). Please refer to the online documentation regarding maximum eccentricity (beam offset from center) and other specifications.

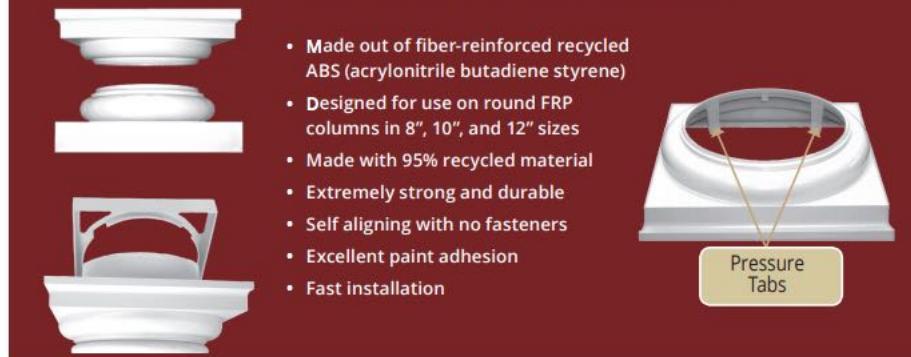
### PLAN TYPES

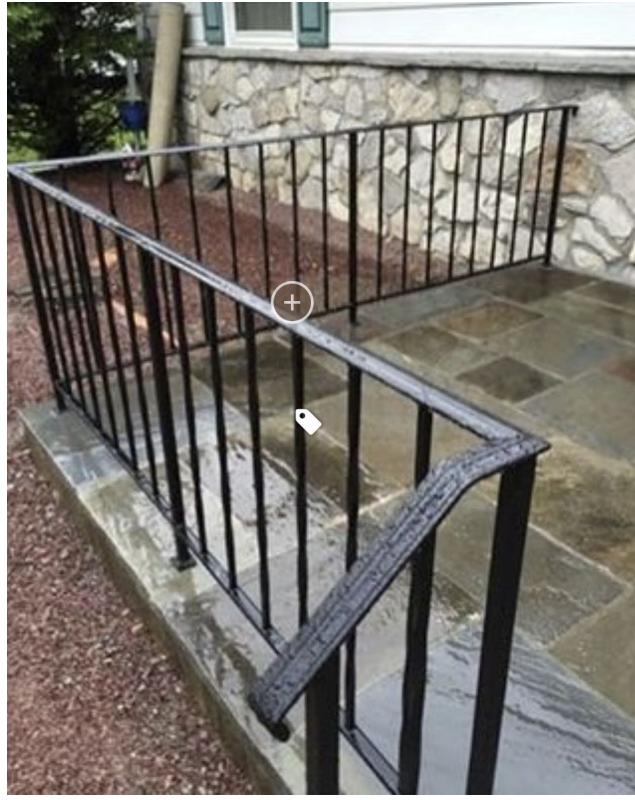
Poly-Classic® FRP Columns are available in the plan types below. Please specify when you order. (Fractional components shown are typical. Customer may specify actual returns, wall thicknesses, etc.)



### TIMESAVER CAP AND BASE

New to the Turncraft product line, our 8" Square TimeSaver Cap and Base employs the same Quick-Fit installation pressure tabs as our round 8", 10", and 12" TimeSaver products. Our TimeSaver cap and base offers the easiest and quickest installation in the industry.





## WROUGHT IRON RAILINGS WITH 1/2" SQUARE BALUSTERS, 1" POSTS AND 2" HANDRAIL



## BOSTON BLEND MOSAIC

Boston Blend® Mosaic, a natural stone product that can elevate the look of any space with its elegance and charm. The unique texture and color variation of this mosaic create depth and character in your design. With a wide range of colors including brown, gray, white, and beige, you have plenty of options to choose from.

[View Details](#)[Request a Quote](#)

## RETAINING WALL STONE VENEER